

Local Market Update – March 2019

This is a research tool provided by Realcomp.



Jackson County

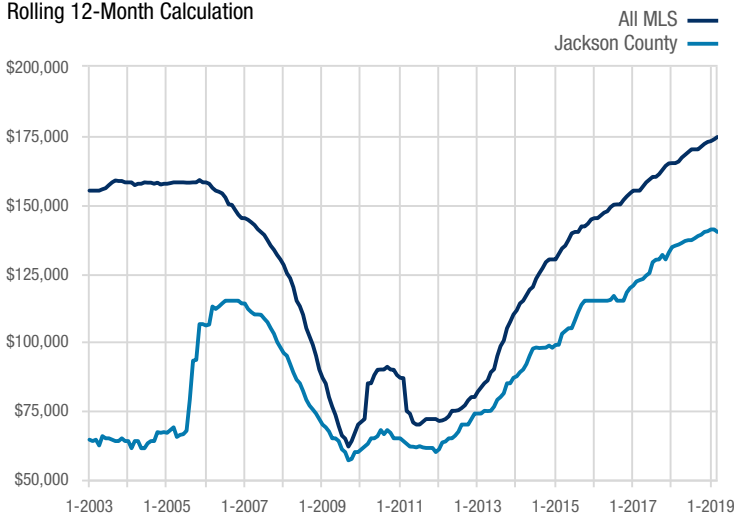
Residential Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	241	231	- 4.1%	597	577	- 3.4%
Pending Sales	190	67	- 64.7%	471	318	- 32.5%
Closed Sales	147	153	+ 4.1%	426	435	+ 2.1%
Days on Market Until Sale	92	84	- 8.7%	89	87	- 2.2%
Median Sales Price*	\$129,900	\$127,000	- 2.2%	\$126,250	\$130,000	+ 3.0%
Average Sales Price*	\$144,213	\$133,764	- 7.2%	\$141,367	\$145,268	+ 2.8%
Percent of List Price Received*	96.6%	95.0%	- 1.7%	96.6%	95.8%	- 0.8%
Inventory of Homes for Sale	482	583	+ 21.0%	—	—	—
Months Supply of Inventory	2.7	3.4	+ 25.9%	—	—	—

Condo Key Metrics	March			Year to Date		
	2018	2019	% Change	Thru 3-2018	Thru 3-2019	% Change
New Listings	6	9	+ 50.0%	12	29	+ 141.7%
Pending Sales	2	3	+ 50.0%	6	15	+ 150.0%
Closed Sales	1	9	+ 800.0%	3	24	+ 700.0%
Days on Market Until Sale	23	122	+ 430.4%	35	105	+ 200.0%
Median Sales Price*	\$240,000	\$149,430	- 37.7%	\$185,000	\$143,180	- 22.6%
Average Sales Price*	\$240,000	\$142,659	- 40.6%	\$199,967	\$153,348	- 23.3%
Percent of List Price Received*	98.2%	97.4%	- 0.8%	97.0%	96.7%	- 0.3%
Inventory of Homes for Sale	17	29	+ 70.6%	—	—	—
Months Supply of Inventory	3.4	5.0	+ 47.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

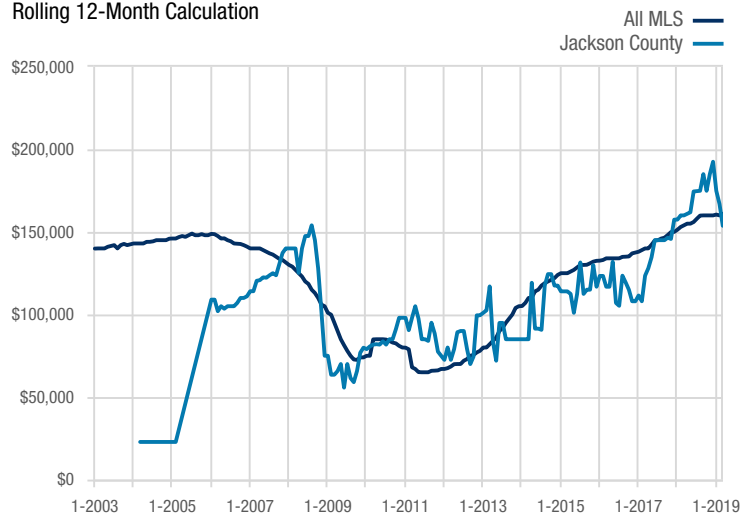
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.